

**TOWN OF WESTFORD
BOARD OF HEALTH**

**MEETING MINUTES OF
FEBRUARY 15, 2005**

Present: Zac Cataldo, Chairman
Joanne Martel, Vice Chair
Tom Mahanna
Todd Lobo
Joe Guthrie

Absent: None

Meeting commenced at approximately 6:10 p.m.

I. Approval of Minutes

A **MOTION** was made by Guthrie to postpone the approval of minutes until later in the meeting when a full Board was in attendance, **SECONDED** by Lobo, **UNANIMOUSLY MOVED**.

II. Camp Regulations (continued discussion)

A **MOTION** was made by Guthrie to postpone the discussion on camp regulations until later in the meeting when a full Board was in attendance, **SECONDED** by Lobo, **UNANIMOUSLY MOVED**.

III. Perchlorate (continued discussion)

- Richard C. Cote, PE & LSP for Comprehensive Environmental Inc. (CEI)

Richard Cote, LSP from Comprehensive Environmental Inc. (CEI) gave the Board an update on the perchlorate situation. Cote said that from the Cote well and the highway garage, there has been an even distribution of perchlorate moving from high ground to low ground. They are trying to understand if it is a result of plume moving some bedrock fractures or caused by surface water runoff. Testing results of the surface waters has been very high. One of the issues is that the surface water breakout with a natural flow pattern is potentially heading toward the Stepanski well. Cote stated that

they have expanded the residential well network to protect the residents. They may not be at risk because how far the perchlorate has traveled is not known as of yet.

Collins had a concern of any additional private wells in the ½ to 1 mile radius, and if testing should go further to include this radius in areas recently found to have elevations. Collins also requested some professional guidance on how often we would encourage residents to continue to test. Cote said another round of testing should be done in the spring and monitoring in the base aquifer should show if other residential wells are at risk.

Cataldo asked about the timetable of getting some of the wells on line. Cote said he met with the Water Department last week and they will provide a cost proposal, then they will walk the land.

Cote said that the next steps will be to install and monitor three new wells, public water is being extended to the one residence with confirmed contamination, a 1 mile radius will be mapped to determine if there are other residences that need to be monitored, and options for future treatment and/or cleanup will need to be developed.

A MOTION was made by Lobo to take Camp Regulations discussion back in order, **SECONDED** by Mahanna, **UNANIMOUSLY MOVED**.

IV. Camp Regulations (continued discussion)

Cataldo said that the Board was thinking of adopting the Andover camp regulations and asked Martel to elaborate on the Andover regulations. Andover has asked for the camp paperwork to be submitted one month in advance so that they have ample time to review and the permit can be issued before camp opening. Medical records must be complete one week prior to the opening of the camp. If it is a repeat camp, they do not need to submit the total binder every year. Any immunizations you need for school you will need to get into camp. Martel stated that there is a mandatory camp training and if not attended there will be no permit issued. This has made a big difference with compliance checks.

Collins will assure a draft of a new Westford camp regulations will be developed, using the Andover regulations as a guideline, and present at the next Board of Health meeting.

A MOTION was made by Guthrie to go back to Approval of Minutes, **SECONDED** by Mahanna, **UNANIMOUSLY MOVED**.

V. Approval of Minutes

The meeting minutes of January 10, 2005 were presented. There were comments.

A **MOTION** was made by Martel to accept the meeting minutes of January 10, 2005, **SECONDED** by Mahanna, **UNANIMOUSLY MOVED**.

The meeting minutes of January 24, 2005 were presented. There were corrections.

A **MOTION** was made by Mahanna to accept the meeting minutes of January 24, 2005 with corrections, **SECONDED** by Lobo, **MOTION MOVED. Guthrie ABSTAINED**.

The Executive meeting minutes of November 8, 2004 were presented. There were no comments/corrections.

A **MOTION** was made by Lobo to accept the Executive meeting minutes of November 8, 2004, **SECONDED** by Mahanna, **UNANIMOUSLY MOVED**.

A **MOTION** was made by Martel to take 19 Bradford Street out of order, **SECONDED** by Lobo, **UNANIMOUSLY MOVED**.

VI. 19 Bradford Street, Septic Repair w/Associated Variance Requests
- **Jeffery Hannaford, Norse Design Services**

Jeff Hannaford from Norse Design Services presented this variance request. Hannaford said that the system had a Title V inspection and failed so an upgrade is needed. This is a two-family dwelling with three bedrooms on either side and there is limited area to site the system, so this is why variances are needed. The soil is sand and gravel and water is at 10 feet. Hannaford said that the leach field will be on the left side of the property and the system is designed at 110 gpd. All abutters were notified via certified mail.

After discussion by the Board, a **MOTION** was made by Mahanna to grant the following variances;

- Title 5, 310 CMR 15.405(1)(b), distance from septic tank to cellar wall
Ten feet required – Five feet required
- Title 5, 310 CMR 15.405(1)(b), distance from leach area to cellar well.
Twenty feet required – Six feet proposed
- Title 5, 310 CMR 15.405(1)(a), distance from leach area to property line.
Ten feet required – Five feet proposed

SECONDED by Guthrie, **UNANIMOUSLY MOVED**.

VII. 4 Story Street, Septic Repair w/Associated Variance Requests

- Jeffery Hannaford, Norse Design Services

Jeff Hannaford of Norse Design Services was representing David McGrath on this variance request. This is a 3700 sq. ft. lot with a high water table of 3 feet. The original fill material will be removed. The shed will be removed and the driveway and walkway will be relocated. The grade will be blended into the foundation of the house. The cesspool will be removed.

After discussion by the Board, A **MOTION** was made by Guthrie to grant the following variances;

Title 5, Maximum Feasible Compliance:

- 310CMR15.405(1)(a) Distance to property line
Soil absorption system: 10 feet required – 6 feet proposed
- 310CMR15.405(1)(a) Distance to property line
Septic tank: 10 feet required – 4 feet proposed
- 310CMR15.405(1)(b) Distance to cellar wall
Soil absorption system: 20 feet required – 10 feet proposed
- 310CMR15.405(1)(a) distance to cellar wall
Septic tank: 10 feet required – 2 feet proposed
- 310CMR15.405(1)(i) Depth to groundwater
Soil absorption system: 4 feet required – 3 feet proposed

Local Board of Health Variance

- 6.2 Required Design Flow
150 gal/day required – 110 gal/day proposed

with deed restriction to 3-bedroom dwelling, **SECONDED** by Martel, **UNANIMOUSLY MOVED**.

A **MOTION** was made by Guthrie to put Site Plan Review back in order, **SECONDED** by Martel, **UNANIMOUSLY MOVED**.

VIII. Site Plans, Special Permits, Subdivision Reviews (as required)

After a discussion, the Board recommended to hold Concord Place and Wyman's Beach site plans until the meeting on February 28, 2005, when MacCaughey would be present.

IX. New Business

Collins discussed the submitted BOH budget with the Board. They were to meet with the Finance Committee after the Board of Health meeting.

X. Old Business

There was none.

A **MOTION** was made by Martel to adjourn the meeting, **SECONDED** by Guthrie, **UNANIMOUSLY MOVED**.

The meeting was adjourned at approximately 8:00 p.m.